

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, August 27, 2024

The City Council of Salt Lake City, Utah, met in Formal Session on Tuesday, August 27, 2024.

The following Council Members were present:

Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Victoria Petro, Eva Lopez Chavez

Present Legislative Leadership:

Jennifer Bruno – Executive Director, Lehua Weaver – Deputy Director

Present Administrative Leadership:

Rachel Otto – Chief of Staff, Megan Yuill – Deputy Chief Administrative Officer

Present City Staff:

Katherine Lewis – City Attorney, Cindy Lou Trishman – City Recorder, Stephanie Elliott – Minutes & Records Clerk, Thais Stewart – Deputy City Recorder, Taylor Hill – Constituent Liaison/Policy Analyst, Brian Fullmer – Public Policy Analyst, Sylvia Richards – Public Policy Analyst, Scott Company – Staff Assistant

The meeting was called to order at 7:03 pm

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A. OPENING CEREMONY:

1. Council Member Victoria Petro will conduct the formal meeting.
2. Pledge of Allegiance.
3. Welcome and Public Meeting Rules.
4. The Council will approve the work session meeting minutes of July 9, 2024, as well as the formal meeting minutes of June 11, 2024 and July 2, 2024.

Motion:

Moved by Council Member Wharton, seconded by Council Member Dugan to approve.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

B. PUBLIC HEARINGS:

Items B1 & B2 will be heard as one public hearing.

1. Ordinance: Zoning Text Amendment to the D-1 Central Business District Zone

The Council will accept public comment and consider adopting an ordinance that would amend the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), and Ambulance Services (indoor & outdoor) as Conditional Uses in the D-1 Central Business District. Petitioner: Kirton McConkie, Petition No.: PLNPCM2022-01109. This item is related to the proposed Zoning Map Amendment at 754 South State Street (former Sears site).

For more information on this item visit <https://tinyurl.com/754StateStreetRezone>.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, July 11, 2023 and Tuesday, June 11, 2024

Set Public Hearing Date - Tuesday, June 13, 2023 and Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, July 11, 2023 and Tuesday, August 27, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 3, 2024

Staff Recommendation - Refer to motion sheet(s).

2. Ordinance: Zoning Map Amendment at Approximately 754 South State Street

The Council will accept public comment and consider adopting an ordinance that would amend the zoning of property at approximately 754 South State Street from D-2 (Downtown Support District) to D-1 (Central Business District). The purpose of the proposed amendment is to allow for the redevelopment of the property with an urban hospital. The Council will also consider an ordinance that would amend the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), and Ambulance Services (indoor & outdoor) as Conditional Uses in the D-1 Central Business District. Consideration may be given to rezoning the property to another zoning district with similar characteristics. Petitioner: Kirton McConkie, Petition No.: PLNPCM2022-01109.

For more information on this item visit <https://tinyurl.com/754StateStreetRezone>.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, July 11, 2023; Tuesday, June 11, 2024; and Tuesday, August 27, 2024

Set Public Hearing Date - Tuesday, June 13, 2023 and Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, July 11, 2023 and Tuesday, August 27, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, September 3, 2024

Staff Recommendation - Refer to motion sheet(s).

Brian Fullmer introduced items B1 and B2.

Clavin Fors spoke in favor of the proposal and rezone to build a new hospital and requested more information on the projects that would benefit the community and that they be monitored to ensure compliance.

Isaac Atencio (representing the Midtown Business District) requested a review of the rezoning plans, which included maintaining the arts and entertainment block and not losing parts of it to the proposed hospital construction and negatively impacting the surrounding local businesses.

Hoang Nguyen (Sapa Restaurant's founder and manager) expressed concern about the proposed hospital impacting the local businesses while keeping in mind the community to create more economic growth in the area.

Darin Piccoli (Owner of State Room music venue) expressed excitement for the new development and requested a development agreement to protect the open sidewalks for local businesses and not build walls around them to ensure walkability and use of the

businesses.

James Longstaff supported the new hospital project but expressed concern that it would take up precious parking space and invite more homeless people into the area.

Margaret Holloway was excited about the project but expressed concern about apartment rules and other conditional promises not being fulfilled by private developers and requested the Council to review the regulations. **Motion:**

Moved by Council Member Lopez Chavez, seconded by Council Member Dugan to close the public hearing and defer action to a future Council meeting.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

3. Grant Application: Fiscal Year 2024 Paul Coverdell Forensic Science Improvement Competitive Grant

The Council will accept public comment for a grant application request from the Police Department to the U.S. DOJ Bureau of Justice Assistance. If awarded, the grant would fund training; evidence testing supplies; Integrated Ballistics Identification System (IBIS) access subscription and correlation service for access to the National Integrated Ballistic Information Network (NIBIN); and a computer to run IBIS access for NIBIN.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - Tuesday, August 27, 2024 at 7 p.m.

TENTATIVE Council Action - n/a

Staff Recommendation - Close and refer to future consent agenda.

Silvia Richards introduced the item.

There were no public comments. **Motion:**

Moved by Council Member Dugan, seconded by Council Member Young to close and refer item B-3 to a future Consent Agenda for action.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

C.

POTENTIAL ACTION ITEMS:

1. Fiscal Year 2024-25 Budget: Capital Improvement Program

The Council will consider adopting a resolution for project funding allocations in the Capital Improvement Program (CIP), which involves the construction, purchase or renovation of buildings, parks, streets or other city-owned physical structures. Generally, projects have a useful life of at least five years and cost \$50,000 or more. The Council approves debt service and overall CIP funding in June with the annual budget process, while project-specific funding is approved by September 1 of the same calendar year.

For more information visit tinyurl.com/SLCFY25CIP.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Thursday, June 6, 2024; Tuesday, July 2, 2024; Tuesday, July 9, 2024; Tuesday, August 13, 2024; and Tuesday, August 27, 2024

Set Public Hearing Date - Tuesday, June 11, 2024

Hold hearing to accept public comment - Tuesday, July 9, 2024 at 7 p.m. and Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Young, seconded by Council Member Dugan to adopt Resolution 27 of 2024, adopting the Capitol Improvement Program project-specific allocations for fiscal year 20254 as shown on the attached Exhibits A Funding Log.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

2. Ordinance: Request to Vacate a Portion of 700 South

The Council will consider adopting an ordinance that would vacate a portion of 700 South adjacent to the petitioner's property at 717 South 5600 West. The subject portion of 700 South abuts the north side of the applicant's property. A new section of 700 South was constructed which connects to 5600 West north of the old 700 South street segment. If the street is vacated, it will be sold to the applicant at fair market value and converted to private use. Petitioner: Brent Bateman, representing the property owner. Petition No.:PLNPCM2023-00482.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, July 2, 2024

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Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Refer to motion sheet(s).

Council Member Dugan motioned to reject the Ordinance due to Public Utilities' concerns about easement access. **Council Member Young** seconded the motion. Before voting, **Council Member Mano** made a substitute motion to defer action to another meeting to resolve the concerns raised at the meeting. **Council Member Lopez Chavez** seconded the substitute motion. The substitute motion was voted on and passed unanimously.

Council Members discussed the following:

- Ownership of the Public Utilities easement
- Public Utilities' stance was against the easement
- Goal to continue maintenance and ownership
- Clarification on the project and results of rejecting or adopting the Ordinance

After receiving public comment, **Council Member Mano** moved to reconsider the substitute motion voted upon earlier in the meeting.

- **Katie Lewis** was consulted on how to proceed with reconsidering the previous motion and guided revisiting it in the same meeting
- **Council member Dugan** clarified the reason for proposing rejection due to Public Utilities' denial and then made the final motion to reject the Ordinance

Council Member Dugan made a new motion to reject the ordinance, confirming that the City owned the proposed vacation. **Council Member Young** seconded the motion, which was unanimous. **Motion:**

Moved by Council Member Mano, seconded by Council Member Lopez Chavez to defer action to a future date.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Mano, seconded by Council Member Wharton to reconsider the previous motion.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

Motion:

Moved by Council Member Dugan, seconded by Council Member Young to reject the Ordinance.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

3. Ordinance: Projecting Business Signs Zoning Text Amendment

The Council will consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to projecting business signs. The proposal would create consistency and update the standards for projecting business signs in commercial and mixed-use districts. Other sections of Title 21A – Zoning may also be amended as part of this petition to increase clarity in the sign ordinance. Petition No.:PLNPCM2023-00996.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Mano, seconded by Council Member Dugan to adopt Ordinance 64 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

4. Ordinance: Zoning Text Amendment to Allow Single-Family Attached Dwellings in Select Commercial Zones

The Council will consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* to allow single-family attached dwellings in select commercial zones where multifamily dwellings are already permitted. The proposal includes Community Business (CB), Community Shopping (CS), Commercial Corridor (CC), General Commercial (CG), and Sugar House Business Districts (CSHBD 1 & 2) districts. Petitioner: Natalie Linchenko of TAG SLC. Petition No.:PLNPCM2023-00894.

For more information visit tinyurl.com/pwcay6ep.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, July 9, 2024

Set Public Hearing Date - Tuesday, July 9, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Young to adopt Ordinance 65 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

5. Ordinance: Sports, Entertainment, Culture, and Convention District Text Amendment

The Council will consider adopting an ordinance that would amend the D4 Secondary Central Business District zoning district to support the creation of a Sports, Entertainment, Culture, and Convention (SECC). The proposed text amendments would make the following changes to the D4 zoning district:

1. Modify the maximum height allowed through design review from 125 feet to 600 feet.
2. Modifying the required front and corner yard setback requirements are changing to clarify that buildings with plazas and other similar public spaces are allowed to exceed the maximum setback.
3. Change the table of allowed uses for the D4 zoning district would change as follows:
 - o Stadiums change from a conditional use to a permitted use.
 - o Commercial parking would be changed from a conditional use to a permitted use. (A current requirement prohibiting the demolition of a building for principal use parking on the property would remain.)
4. Expand the existing sign overlay that applies to the Delta Center to extend to the blocks that contain the Salt Palace. This allows more flexibility for signs related to the entertainment venues within the overlay and allows modifications to signs through the design review process for buildings that are subject to design review.

For more information visit tinyurl.com/SLCRevitalizationZone.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, July 2, 2024; Tuesday, August 13, 2024; and Tuesday, August 27, 2024

Set Public Hearing Date - Tuesday, July 2, 2024

Hold hearing to accept public comment - Tuesday, August 13, 2024 at 6 p.m.

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Young, seconded by Council Member Wharton to adopt Ordinance 63 of 2024.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

D. COMMENTS:

1. Questions to the Mayor from the City Council.

Council Member Petro thanked Rachel Otto and Meghan Yuill for joining the meeting today.

2. Comments to the City Council. (This is a one-hour time slot for the public to comment on any City business not scheduled for a public hearing. Each person will have two minutes to talk. General comment registration closes at 7:30 p.m.)

Richard Perschon spoke about his petition for the cemetery and the plots in hopes of helping family members identify where the family plots lay.

Bruce Markosian discussed the stabilization fees for an unused water utility line, asked Council to help find a solution to remove the line, and requested a timeframe so the owners could take direction and action to fix the issue.

Keiko Jones spoke against the proposed salary increase for the City Council and stated it was an abuse of power for the Council to give themselves raises in the current financial crisis.

Margaret Holloway thanked Council for the grants awarded to help aid the cost of growing food for the community, spoke against the proposed raise for the Council, and questioned the rise in compensation while other companies were also increasing their prices.

Phil Carroll supported the CIP application and stated the need to establish protocols for City projects and facilities.

Durk Lamb supported the Rio Grande and Green Loop Projects, stating that any project using less asphalt and parking should give that space to public transportation and that it was a great benefit to the community.

Andrew Marwick expressed concern regarding the creation of the Sports & Entertainment District, the deadline set by the Legislature, and how the district would be funded in the future. Asked Council to focus revitalization efforts on the West Side. Compared the revitalization efforts to Glendale Arizona.

James Longstaff spoke in support of the Rio Grande Plan, the need to separate the

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freight rail and public transportation rail, and asked the Council to support the Rio Grande Plan to prepare for the influx of people during the Olympics in 2034.

Council Member Petro thanked those who shared their comments.

Council Member Mano motioned to revisit Item C-2 and reconsider the previous action, the motion was captured in C-2.

E. NEW BUSINESS:

1. Advice and Consent: Salt Lake City Council Executive Director – Jennifer Bruno

The Council will consider approving the appointment of Jennifer Bruno as the Salt Lake City Council Executive Director.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - n/a

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Suspend the rules and consider motions.

Council Members discussed Jennifer Bruno’s appointment and stated excitement for the knowledge and expertise Jennifer Bruno would bring to the table.

Jennifer Bruno thanked the Council for their kind words and expressed excitement for the opportunity. **Motion:**

Moved by Council Member Wharton, seconded by Council Member Puy to approve and celebrate Jennifer Bruno as the new Salt Lake City Council Executive Director.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

F. UNFINISHED BUSINESS:

NONE.

G. CONSENT:

1. Ordinance: Text Amendment to Prohibit Demolition of Dwelling Units for Parking Uses

The Council will set the date of Tuesday, September 17, 2024 at 7 p.m. to accept public comment and consider adopting an ordinance that would amend various sections of Title 21A of the *Salt Lake City Code* pertaining to the development of parking facilities. The proposal would prohibit the demolition of dwelling units for stand-alone parking uses and the expansion or modification of parking for existing uses unless it includes additional housing units. Other sections of Title 21A may also be amended as part of this petition.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, August 27, 2024

Set Public Hearing Date - Tuesday, August 27, 2024

Hold hearing to accept public comment - Tuesday, September 17, 2024 at 7 p.m.

TENTATIVE Council Action - Tuesday, October 1, 2024

Staff Recommendation - Set date.

2. Board Appointment: Sister Cities Advisory Board – Jane Kim

The Council will consider approving the appointment of Jane Kim to the Sister Cities Board for a term ending July 3, 2028.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, August 27, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Approve.

Minutes:

Rescheduled for a future meeting.

3. Board Appointment: City and County Building Conservation and Use Committee – Steven Burt

The Council will consider approving the appointment of Steven Burt to the City and County Building Conservation and Use Committee for a term ending July 17, 2028.

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FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, August 27, 2024

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, August 27, 2024

Staff Recommendation - Approve.

Motion:

Moved by Council Member Puy, seconded by Council Member Wharton to approve the Consent Agenda and defer action on the Sister Cities Advisory Board appointment.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

Minutes:

Item G2 – Board Appointment for Sister Cities, Jane Kim would be rescheduled for a future meeting for formal consideration.

H. ADJOURNMENT:

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Tuesday, August 27, 2024

Meeting adjourned at 8:16 pm

Minutes Approved: November 12, 2024

City Council Chair Victoria Petro

City Recorder

Please refer to Meeting Materials (available at <https://data.sl.gov> by selecting City Council Meeting Information) for supportive content including electronic recordings and comments submitted prior to or during the meeting. Websites listed within the body of the Minutes may not remain active indefinitely.

This document along with the digital recording constitutes the official minutes of the City Council Formal meeting held Tuesday, August 27, 2024 and is not intended to serve as a full transcript. Please refer to the electronic recording for entire content pursuant to Utah Code §52-4-203.